



**Islamic Republic Of Afghanistan
Kabul Municipality**



CONSTRUCTION PERMIT POLICY
DEPARTMENT OF URBAN PLANNING
DEPARTMENT OF CONSTRUCTION CONTROL

H.E Mohammad Yunas Nawandish

Signature: _____--



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1. Purpose and Objectives

The purpose of this policy is to regulate buildings and structures in order to safeguard the public health, safety and general welfare through structural strength, means of exit facilities, stability, sanitation, adequate light and ventilation, and energy conservation. Providing safety to life and property from fire and other hazards attributed to the built environment of a building or a structure and to provide safety to fire fighters and emergency responders during emergency operations.

Any person or organization which intends to commence with the construction of a building whether for residential or for other purposes in the Kabul City area of jurisdiction must obtain a building permit.

2. Scope

This policy shall apply to all individuals, businesses, government agencies, any other parties, constructing, remodeling, or demolishing a building/s with in the Kabul Municipality's residential or business areas.

3. Definitions

3.1 Building permit - a document authorizing the holder to construct a building of a particular kind on a particular lot

4. Guidelines

4.1 General Provisions for Building Permits

4.1.1 Construction, remodeling, and demolishing of all buildings shall be registered with the Kabul Municipality's Department of Urban Planning prior to performing any work within Kabul City residential or business areas.

4.1.2 Any individuals, businesses, government agencies, any other parties legally entitled to apply for and receive a building permit shall make the application on forms provided for that purpose. S/he shall give a description of the character of the work proposed to be done, and the location, ownership, occupancy, and use of the premises in connection therewith. The Department of Urban Planning shall be provided plans, specifications, drawings, and other information as deemed necessary for an appropriate review of the proposed work. If the plans, specifications, drawings, description, or information furnished by the applicant are in compliance with applicable building codes, the Department of Urban Planning shall issue the permit applied for upon payment of the required fee as hereinafter fixed.

4.1.2 The fee for each permit shall be paid to Kabul Municipality. A schedule of fees shall be established by the Department of Revenue and the Department of Urban Planning and may be adjusted from time to time by those departments, subject to approval of the Mayor.

4.1.3 The work to be performed for which a permit is issued pursuant to this Policy shall be inspected by the Department of Urban Planning's inspectors at those stages indicated on the inspection schedule maintained by that department.



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4.1.4 It shall be the duty of the permit holder to give 24 hours advance notice, exclusive of Friday, and Afghan Government official holidays, to the Department of Construction Control when an inspection is ready. It shall be the duty of the permit holder to make sure that the work prescribed is complete before giving the notification.

4.1.5 Where the Department of Construction Control finds that the work will not pass the inspection, the permit holder shall be required to make the necessary corrections, after which the work shall be resubmitted for inspection with 24 hours advance notice, exclusive of Friday, and Afghan Government official holidays.

4.1.6 If any work is inspected and found not to be in compliance with applicable building codes, and such non-complying work is not corrected within a reasonable time, the Department of Construction Control may issue a cease and desist order for the remainder of the construction until such work is corrected.

4.1.7 The Chief Building Inspector with close coordination with the Urban Planning Department may modify or amend this Policy from time to time in his discretion, including the fees to be charged issuance of building permits, subject to review and approval by H.E the Mayor of Kabul City.

4.1.8 Should any provision of this Policy be found to be unenforceable for any reason, such unenforceability shall not alter or affect any other provision of this Policy which is independent of the provision found unenforceable.

4.2 Building Demolition

4.2.1 No person or party shall demolish or remove any building without the permission of Kabul Municipality's Department of Urban Planning.

4.2.2 Building Permit Holder or his surety shall pay any and all damages which may occur to any tree, pavement, street, or sidewalk or any public building or structure, and all damages resulting to any person which may be caused by the carelessness or negligence of the person, or by his agent, employees, or workmen while engaged in the demolishing of any building in the streets, alleys or public ways of Kabul city.

4.2.3 The Building Permit Holder shall save and hold harmless and indemnify of Kabul Municipality and its employees against all claims, liabilities, judgments, and costs and expenses arising out of the granting of the permit and that the Building owner will in all things strictly comply with the conditions of the permit.

4.2.4 The written application for a permit shall state specifically all the conditions, prescribing the building proposed to be demolished and removed, and the site location, and limiting the time for the removal of any such building. Upon completion of the work, Kabul Municipality's Department of Urban Planning shall inspect for compliance the finished site cleanup of materials before the area is used for other building or any other function. The finished site shall be shovel ready for new construction and seeded with grass as a green space unless new construction is to begin upon completion of the demolition.



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4.3 Suspension and Revocation

4.3.1 Department of Urban Planning's officials may immediately suspend or revoke Building Permit or deny renewal of a Building Permit if:

4.3.1.1 The Building Permit Holder fails to comply with the applicable requirements of all building codes as adopted by Kabul Municipality.

4.3.1.2 The Building Permit Holder violates any provision of this Policy;

4.3.1.3 An order of the Department of Urban Planning suspending or revoking a Building Permit shall be effective upon written notice served upon the Permit Holder.

4.3.1.4 In addition to suspending or revoking the building permits for the reasons set forth above, the Department of Urban Planning may also issue a cease and desists order for any construction then underway by the Building Permit Holder within Kabul city.

5. Policy Exemptions

5.1 This policy is not applicable for the following:

5.1.1 Replacement of sinks, toilets, disposals, etc.

5.1.2 Portable heating or ventilation appliances.

5.1.3 Replacement of any exposed plumbing drain or water supply lines in a finished living area.

5.1.4 Listed cord-and-plug connected lighting.

6. Consequence of Violations:

6.1 Whoever violates any of the provisions of this Policy shall be guilty of a minor misdemeanor and subject to being fined not more than Five Thousand (5000 AFs) per violation. Each day's violation shall constitute a separate offense.

6.2 Any work commenced in Kabul City without the Owner of the Building having obtained the required Building permit for the work have been started shall result in double Building permit fees, as the case may be, being charged.

7. Policy Evaluation

This policy should be regularly evaluated to ensure it is enabling and effectively moving Kabul Municipality towards its sustainability goal.

8. Policy Enforcement

8.1 Enforcement of this policy is the responsibility of the Department of Urban Planning and Department of Construction Control

8.2 The contents of this policy are enforceable after His Excellency the Mayor's approval